THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd., Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this quitclaim deed*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 28 day of April, 2025. Notary Public My Commission Expires.

Karen Johnson
Batch # 1265667
04/29/2025 11 02 27 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250429-0032942

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 6TH, 2025

QUITCLAIM DEED

Address New Owner Alexander Taylor, Nicholas Taylor, and Dwayne Fisel, Jr 1113 McGavock Pike Nashville, TN 37216	Send Tax Bills To New Owner	Tax Information: 072 06 4P 001 00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Nicholas Taylor, unmarried and Dwayne Fisel, Jr., unmarried,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Nicholas Taylor, unmarried Alexander Taylor, married and Dwayne Fisel, Jr., unmarried,** (hereinafter referred to as the "Grantee") their heirs and assigns, all of their interest in the following land

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 1113 MCGAVOCK PIKE COMMONS, a Horizontal Property Regime, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No 20220802-0087919, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being part of the same property conveyed to Moba, LLC, a Tennessee limited liability company, by Warranty Deed from Brian Van Camp and Karen Van Camp, husband and wife, of record in Instrument No 20220525-0060565, in the Register's Office of Davidson County, Tennessee, dated May 24, 2022, and recorded on May 25, 2022

Being the same property conveyed to Nicholas Taylor, unmarried and Dwayne Fisel, Jr , unmarried by Warranty Deed from Moba, LLC, a Tennessee limited liability company of record in Instrument No. 20250411-00 27065, Register's Office of Davidson County, Tennessee

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28 day of April 2025.

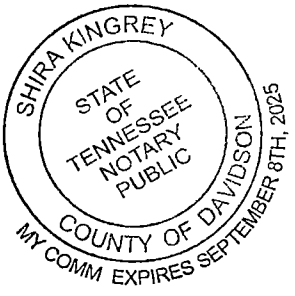
Nicholas Taylor

Dwayne Fisel, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Nicholas Taylor and Dwayne Fisel, Jr.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of April 2025.



Notary Public
My Commission Expires: _____